

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
January 10th, 2018
Summary Agenda-Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. Suarez, Mr. Casanova, Mr. Sanchez

Absent: Mr. O. Perez

2. Approval of Planning and Zoning Board Summary Agenda of December 13th, 2017 as submitted.

Motion to Approve: Mr. Suarez; Second: Mr. Cabrera

Approved: 6-0

Item Approved

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 13TH, 2018.

3. **Final Decision** to allow an interior east side setback to 6 feet, where 6.5 feet is the minimum required for an existing roof covered terrace built without permits. Property located at 591 SE 7th Avenue, Hialeah, zoned R-1 (One Family District).

Applicant: Gino Alfonso

TABLED ITEM FROM DECEMBER 13TH, 2017

Applicant requested item to remain tabled.

No Action

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JANUARY 23RD, 2018.

4. **Rezoning** from R-1 (One Family District) to R-2 (One-and-Two Family Residential) and variance permit to allow the construction of a duplex on each substandard lot, each lot having a frontage of 50 feet, where 75 feet is the minimum required and total area of 6,750 square feet, where 7,500 square feet is the minimum required and on the corner lot allow an interior west side setback of 5 feet, where 7.5 feet is the minimum required. Property located at 183 East 16th Street, Hialeah, zoned R-1 (One Family District).

Applicant: Alejandro Vilarello, P.A. on behalf of 16th Street Developments, LLC.

Planner's recommendation: Approval

Motion to Approve: Mr. Suarez; Second: Mr. Casanova

Approved: 6-0

Item Approved

5. **Variance** permit to allow an existing single family home to remain on a substandard lot (lot 9) with frontage of 40 feet, where 75 feet are required and area of 5,440 square feet, where 7,500 square feet are required; allow interior west side setback of 0 feet, where 5'1" is the minimum required and allow existing oversized carport with area of 564 square feet, where 400 square feet is the maximum allowed. Also requesting variance permit to allow the construction of a new single family home on adjacent lot 8 with frontage of 40 feet, where 75 feet are required and area of 5,440 square feet, where 7,500 square feet are required. Property located at 752 East 33rd Street, Hialeah, zoned R-1 (One Family District).

Applicant: Michael Osman

TABLED ITEM FROM DECEMBER 13TH, 2017

Applicant requested item to remain tabled.

No Action

6. **Variance** permit to allow an LED pylon sign outside the permitted geographic area (only allowed in a specific geographic area) having a distance of 235 feet radius from residential-zoned properties, where 300 feet radius is the minimum required. Property located at 1650 West 68th Street, Hialeah, zoned C-1 (Restricted Retail Commercial District).

Applicant: Primera Iglesia Bautista de Hialeah

Planner's recommendation: Approval

Motion to Approve: Mr. Tundidor & Mr. Cabrera; Second: Mr. Suarez

Approved: 6-0

Item Approved

7. **Conditional Use Permit (CUP)** to allow the expansion of an existing school. Property located at 2590 West 76 Street, 7590 West 24 Avenue, 7400 West 24 Avenue and 2501 West 74 Street, Hialeah, zoned R-1 (One Family District).

Applicant: City of Hialeah Education Academy, Inc.

Planner's recommendation: Approval

***REPORT: Cesar Morales 2610 West 74 Terrace in opposition**

***REPORT: Douglas Caballao 2616 West 74 Terrace in opposition**

Motion to Table Item: Mr. Casanova; Second: Mr. Cabrera

Approved: 6-0

Item Tabled

8. **Special Use Permit (SUP)** to allow the use of a prefabricated building on property zoned M-1 for an extended period of time not exceeding 12 months from the effective day of the ordinance, for a temporary sorting facility for the loading and unloading, sorting and distribution of mail packages (extending the 42 month period previously granted by City of Hialeah, FL Ordinance 2014-56). Property located at 6001 East 8th Avenue, Hialeah, zoned M-1 (Industrial District).

Applicant: United Parcel Services Inc.

Planner's recommendation: Approval

Motion to Approve: Mr. Suarez; Second: Mr. Casanova

Approved: 6-0

Item Approved

9. ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE I. ENTITLED "IN GENERAL", SECTION 98-1 DEFINITIONS, OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, BY ADDING DEFINITIONS FOR DENTAL CLINIC AND MEDICAL CLINIC; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Motion to Approve: Mr. Suarez; Second: Mr. Casanova

Approved: 6-0

Item Approved

10. AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, AMENDING CHAPTER 98, ENTITLED "ZONING", ARTICLE VI, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5 ENTITLED "USES", BY ADDING SUBDIVISION XIII ENTITLED "PRESCRIBED PEDIATRIC EXTENDED CARE", BY ADDING § 98-2034 "PRESCRIBED PEDIATRIC EXTENDED CARE"; REPEALING ALL PRIOR ORDINANCES IN CONFLICT HERewith; PROVIDING FOR CONFLICTS; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

Motion to Approve: Mr. Suarez; Second: Mr. Casanova

Approved: 6-0

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. TENTATIVE PLAT OF HORSEBIT HIALEAH

Motion to Approve: Mr. Cabrera; Second: Mr. Tundidor

Approved: 6-0

Item Approved

12. Old Business. **None**

13. New Business. **Planning & Zoning Official Debora Storch announced that our new zoning inspector Alfredo Hernandez will start enforcing the landscaping re-certification for commercial and multifamily properties.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.